

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 6/21/2016	(3) CONTACT/PHONE Ted Bench, Planner / (805) 781-5701	
(4) SUBJECT Hearing to consider adoption of the 2015-2020 Analysis of Impediments to Fair Housing Choice / Fair Housing Plan of the County of San Luis Obispo ("Fair Housing Plan"). All Districts. It is recommended that the Board continue this item to September 20, 2016.			
(5) RECOMMENDED ACTION It is recommended that the Board continue this item to September 20, 2016.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation {X} Hearing (Time Est. <u>5 min</u>) { } Board Business (Time Est. <u> </u>)			
(11) EXECUTED DOCUMENTS { } Resolutions { } Contracts { } Ordinances {X} N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {X} N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? Yes	(16) AGENDA ITEM HISTORY { } N/A Date: <u>Nov. 3, 2015, Mar. 8, 2016</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Ted Bench, Senior Planner, Housing Section

VIA: Matt Janssen, Division Manager, Policy and Program

DATE: June 21, 2016

SUBJECT: Hearing to consider adoption of the 2015-2020 Analysis of Impediments to Fair Housing Choice / Fair Housing Plan of the County of San Luis Obispo ("Fair Housing Plan"). All Districts. . It is recommended that the Board continue this item to September 20, 2016.

RECOMMENDATION

It is recommended that the Board continue this item to September 20, 2016.

DISCUSSION

SUMMARY

The formal name of the Fair Housing Plan is the "Analysis of Impediments to Fair Housing Choice / Fair Housing Plan." The proposed Fair Housing Plan was prepared by County staff and its consultant pursuant to applicable federal laws. The federal Department of Housing and Urban Development (HUD) has completed its review and finds the Fair Housing Plan to be acceptable.

This item is recommended for continuance because several housing-related items will be coming to your Board throughout the summer and fall. Bringing this item back on September 20 fits better in the overall order.

BACKGROUND

The County receives an annual award of grant funds from HUD. The County uses these funds to support affordable housing, public improvements and homeless prevention services.

Recipients of HUD funds shall comply with the federal regulations that govern those funds, such as the Civil Rights Act of 1968 and the Fair Housing Act. These Acts require local agencies to "affirmatively further fair housing" by preparing and using a Fair Housing Plan. The Fair Housing Plan shall be updated every five years.

A civil rights law firm was retained to prepare the 2015-2020 Fair Housing Plan. The firm is the Lawyers' Council on Civil Rights Under Law (LCCR). LCCR has prepared the Plan to conform to all applicable federal laws and guidelines.

OTHER AGENCY INVOLVEMENT/IMPACT

Several agencies were consulted on the draft edition of the Fair Housing Plan. We have received responses from the Cities of Arroyo Grande, Pismo Beach, San Luis Obispo, Morro Bay, Atascadero and Paso Robles. In addition, the Housing Authority of San Luis Obispo, People's Self-Help Housing Corporation, Habitat for Humanity, County Department of Social Services, California Rural Legal Assistance (CRLA), Regional Transit Authority and SLO-COG have reviewed the Plan.

LCCR also contacted private developers, bankers and real estate companies, as well as nonprofit public assistance agencies. County staff held two public workshops regarding the Fair Housing Plan. The first work shop was held on September 8, 2015 in Atascadero, and the second was held on September 15, 2015 in Nipomo. Public notices and e-mail blasts were sent to community advisory groups, engineering and architectural firms, the Home Builders' Association of the Central Coast, mortgage lenders, realtor and property management firms, nonprofit service agencies and the Tribune newspaper editor.

FINANCIAL CONSIDERATIONS

These actions do not affect the cost to the County for administering the Fair Housing Plan or federal grant funds from HUD.

All County staff costs for administering the Plan and HUD funds are contained within the Planning and Building Department budget.

BUSINESS IMPACT STATEMENT

There would be minimal immediate business impact. The Fair Housing Plan is a policy document that the County and its partner cities shall use to guide decisions on fair housing services, plus affordable housing ordinances and projects.

RESULTS

Continuance of this item will allow time for County staff to bring to the Board a series of housing related items, which includes the proposed Fair Housing Plan.